



# TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Creighton Avenue, East Finchley, N2**  
**Price £3,850 pcm - To Let**



A four bedroom semi detached family house situated within close walking distance of East Finchley Underground Station. The accommodation comprises two reception rooms, a fitted kitchen/breakfast room, four bedrooms, family bathroom with a separate shower cubicle and a ground floor WC. Externally the property boast a large south facing rear garden, a front garden with off street parking for two cars, a large garage with workshop area and a south facing balcony accessed from the primary bedroom. The property is conveniently located with walking distance to the multiple amenities of both East Finchley High Road and Muswell Hill Broadway.

**Material Information:**

The property has gas central heating and fibre broadband is available. The building is serviced by electricity, mains water and sewerage and mobile phone coverage is available. There is off street parking for two cars and a single garage.

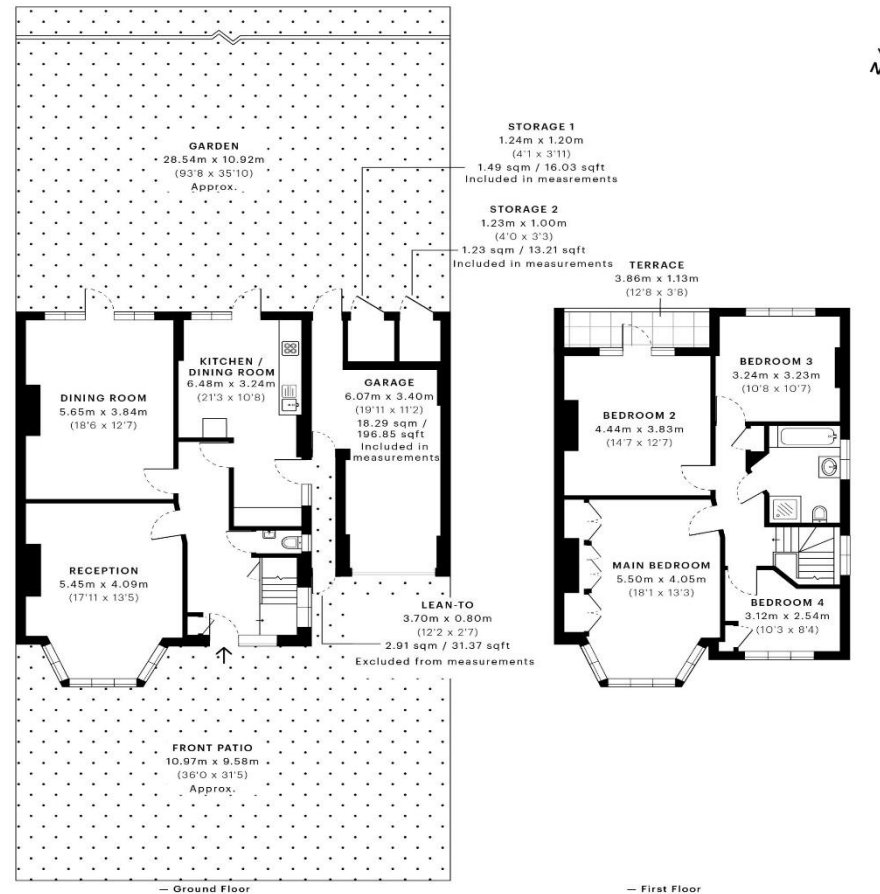
Please note that £3,850 per calendar month is equivalent to £888.46 per week

Council Tax: Barnet Band G

Tenancy Term: 12 months

Approx. Floor Area: 1780 sqft (165.37 sqm)





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-Plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
165.41 sqm / 1780.46 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
132.52 sqm / 1426.43 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
7.04 sqm / 75.78 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 167.82 sqm / 1806.40 sqft  
IPMS 3C RESIDENTIAL 160.68 sqm / 1729.35 sqft

SPEC ID: 62ea49ce350f3e0dddc67667





